



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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October 18, 2022

PUBLIC NOTICE OF PENDING ACTION
COASTAL DEVELOPMENT ADMINISTRATIVE PERMIT

The Mendocino County Coastal Permit Administrator will report proposed issuance of the below described project located in the Coastal Zone to the Board of Supervisors at its meeting to be held on November 8, 2022, at 9:00 a.m. or as soon thereafter as the item may be considered.

This meeting will be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, and virtual attendance will be available via Zoom (pursuant to Government Code section 54953(e)(1)(A)). Meetings are live streamed and available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo> or by toll-free, telephonic live stream at 888-544-8306.

CASE#: CDP_2021-0038

DATE FILED: 1/27/2022

OWNER: TIM AND JASMINE ZARTMAN

APPLICANT/AGENT: DANIEL DICKSON

REQUEST: Administrative Coastal Development Permit to construct a 2,028 square-foot single-family residence and a 1,280 square foot detached garage and shop. The site has an existing septic system, well, 2,500 gallon water tank and a well house.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In the Coastal Zone, 1.26± miles northeast of the Community of Caspar, on the east side of Old Caspar Railroad Road (private), 944± feet north of its intersection with Gibney Lane (CR 412E); located at 16296 Old Caspar Railroad Road, Caspar; APN: 017-261-14.

SUPERVISORIAL DISTRICT: 4 (Gjerde)

STAFF PLANNER: KEITH GRONENDYKE

The staff report, notice, and related materials will be available for public review 10 days prior to the scheduled hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/public-notices>

All persons are invited to appear and present testimony in this matter. Oral comments may be presented to the Board of Supervisors during the public hearing.

In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings in lieu of personal attendance. Comment may be made in any of the following ways: via written comment using our online eComment platform at <https://mendocino.legistar.com/Calendar.aspx>, through voicemail messaging by calling 707-234-6333, or by telephone via telecomment. Information regarding telecomment participation can be found here: <https://www.mendocinocounty.org/government/board-of-supervisors/agendas-and-minutes>. All submitted eComments will be made available to the Supervisors, staff, and the general public immediately upon submittal.

For details and a complete list of the latest available options by which to engage with agenda items, please visit: <https://www.mendocinocounty.org/government/board-of-supervisors/public-engagement>.

Coastal Development Administrative Permits are considered on the consent calendar, and the Board of Supervisors will not conduct a public hearing on this item.

If, at the meeting, at least one (1) member of the Board of Supervisors so requests, the permit shall not go into effect, and it shall be referred back to the Department of Planning and Building Services to be scheduled for a hearing by the Coastal Permit Administrator. Public notice for the time and place of the public hearing will be provided.

Action on this permit is not appealable to the Coastal Commission. Therefore, the permit will become effective, and action will be final upon approval by the Board of Supervisors. If the permit is referred to the Coastal Permit Administrator the decision of the Administrator shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within ten calendar days of the Administrator's action.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Board of Supervisors or the Department of Planning and Building Services at, or prior to, any hearing. Additional information regarding the above noted case may be obtained prior to the Board of Supervisors meeting by calling the Department of Planning and Building Services at 707-964-5379, Monday through Friday.

The County of Mendocino complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department by calling 707-463-4441 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Clerk of the Board of Supervisors at 707-463-4441, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Board's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Clerk of the Board of Supervisors.

JULIA KROG, Director of Planning and Building Services



**COASTAL PERMIT ADMINISTRATOR
STAFF REPORT- ADMIN CDP**

**OCTOBER 18, 2022
CDP_2021-0038**

SUMMARY

OWNER: TIM AND JASMINE ZARTMAN
16296 OLD CASPAR RAILROAD ROAD
FORT BRAGG CA 95437

APPLICANT/AGENT: DANIEL DICKSON
16000 HARRIS LANE PO BOX 135
CASPAR CA 95420

REQUEST: Administrative Coastal Development Permit to construct a 2,028 square foot single-family residence and a 1,280 square foot detached garage and shop. The site has an existing septic system, well, 2,500 gallon water tank and a well house.

LOCATION: In the Coastal Zone, 1.26± miles northeast of the Community of Caspar, on the east side of Old Caspar Railroad Road (private), 944± feet north of its intersection with Gibney Lane (CR 412E); located at 16296 Old Caspar Railroad Road, Caspar; APN: 017-261-14.

TOTAL ACREAGE: 2± Acres

GENERAL PLAN: Rural Residential, 5-acre minimum parcel size (RR; 5)

ZONING: Rural Residential, 5-acre minimum parcel size (RR: 5)

OVERLAY: None

SUPERVISORIAL DISTRICT: 4 (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorical Exemption

APPEALABLE: No, east of the first public road

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: KEITH GRONENDYKE

BACKGROUND

PROJECT DESCRIPTION: Administrative Coastal Development Permit to construct a single-family residence and a detached garage and shop. The single-story residence is proposed to be 2,028 square feet in size and features three bedrooms and two bathrooms. The detached garage/shop is proposed to be 1,280 square feet in size and features an increased roof height on approximately one-half of it to accommodate parking for a recreational vehicle. Additionally, the site currently has an existing septic system, a well, a 2,500-gallon water tank and a well house. A gravel driveway with a turnaround accesses the parcel from Old Caspar Railroad Road. A two-bedroom trailer that has been used as a temporary residence will be removed subsequent to the construction of the residence and garage.

The house will feature the following:

- Roofing: Class A Owens Corning high-definition asphalt shingles in aged copper.
- Cladding: Hardiplank lap siding, select cedarmill. Gable ends and skirt-Hardishingle staggered edge shingle siding. Both in mountain sage with proprietary sealer.
- Window door and edge trim: 2 x 6 cedar with natural oil finish.

- Skirt band board: 2 x 6 cedar with natural oil finish.
- Windows: Milgard fiberglass with bronze exterior, dual glazed low E3 coated, all tempered glazing.
- Doors: TBD solid core wood with tempered glazing.
- Skylights: Velux with 20-ounce copper step shingle flashing.
- Flashing: 20-ounce copper for all roof and wall flashing.
- Decks, porches and railings: 2 x 6 cedar with natural oil finish.
- Gutters and Downspouts: Baked on finish aluminum in dark bronze. Connect to 4" hardline and drain to daylight.
- Porch Covers: Poly-gal ¾" translucent cellular polycarbonate.
- Exterior lighting: Shielded and downcast. To be approved by architect.
- Fascia and shadow board: 2 x 8 and 1 x 3 treated radiate pine painted to match siding.

APPLICANTS' STATEMENT:

- *"Construction of new 2,028 sq. ft. SFR (3 BDRM) to replace (E) 2 BDM trailer. The site has (E) septic system, well, 2,500 gal water tank, well house, gravel drive and 200 amp service.*
- *Construction of new 1,280 sq. ft. garage and shop."*

RELATED APPLICATIONS ON-SITE:

- CDP_2005-0056 – Demo and Rebuild SFR
- BF_2006-0723- Expired application for Manufactured Home on Foundation
- BF_2006-0724- Expired application for a Detached Garage

VICINITY:

- CDP 33-01(Ruel Eubank) approved on May 22, 2001 was to allow the already completed removal of approximately thirty trees over twelve inches in diameter along with the clearing of downed, dead and leaning trees to be used as firewood. The property associated with CDP 33-01 is located one parcel to the south of the subject project site.

SITE CHARACTERISTICS: The 2± acre site is located immediately east of Old Caspar Railroad Road with approximately 185 feet of frontage and is situated about 1.26± miles northeast of the community of Caspar. The property is located at 16296 Old Caspar Railroad Road, Caspar (APN: 017-261-14). The Pacific Ocean is located approximately one-mile due west.

The property is relatively flat with a large number of pine type trees located on the front third of the property bordering Old Caspar Railroad Road with the middle third cleared of vegetation and the back third exhibiting what appear to be low lying bushes. The existing gravel covered driveway is to access the proposed single-family dwelling and the detached garage. The elevation of the property varies from approximately 190 feet above sea level at the front of the property to 196 feet above sea level at the middle and rear of the property. The proposed site of the single-family residence and detached garage is in the cleared middle third of the lot where the existing trailer is located.

SURROUNDING LAND USE AND ZONING: As listed in Table 1 below, the site and surrounding lands to the north, south, east, and west are all designated Rural Residential (RR 5). The proposed project is compatible with surrounding land uses and development.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Rural Residential RR5	Rural Residential RR5	3.9± Acres	Residential
EAST:	Rural Residential RR5	Rural Residential RR5	4.97± Acres	Residential
SOUTH:	Rural Residential RR5	Rural Residential RR5	13.8± and 1.55± Acres	Residential
WEST:	Rural Residential RR5	Rural Residential RR5	5.97 Acres	Residential

LOCAL COASTAL PROGRAM CONSISTENCY: The proposed project is consistent with the goals and

policies of the Local Coastal Program as detailed below.

Land Use: The parcel is classified by the Mendocino County General Plan as Rural Residential (RR) with a five-acre minimum parcel size. The RR classification is intended to be applied to lands to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure etc. The Rural Residential classification is not intended to be a growth area and residences should be located in such a manner as to create minimal impact on agricultural viability. The maximum density on RR 5 designated parcels is one dwelling per 5 acres. The proposed residential development and accessory structures/uses does not affect the parcel's consistency with the RR land use classification.

Zoning: The project site is located within a Rural Residential District (RR 5), which is intended to be applied to properties to encourage and preserve local small-scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability. The intended residential development of a single-family residence and appurtenant structure is a principally permitted use within the Rural Residential District, pursuant to Mendocino County Coastal Zoning Code Chapter 20.376 RR -- *Rural Residential District*.

The applicant applied to Cal Fire for a setback reduction from the minimum of a thirty (30) foot setback in order to construct the detached garage approximately twelve (12) feet from the southerly property line. Cal Fire denied the exception request. In a subsequent letter from the Cal Fire representative, an agreement was made to allow a ten (10) foot reduction in the thirty (30) foot setback requirement of Cal Fire to allow the accessory structure to be placed a minimum of twenty (20) feet from the southerly property line. Per Section 20.376.040, parcels zoned Rural Residential that are less than five (5) acres in size are entitled to reduced setbacks of 20 feet on all sides. This parcel is approximately 2 acres and therefore the twenty (20) foot setback would conform to the reduced standard. The maximum building height allowed in the RR District when not located in a highly scenic area is twenty-eight (28) feet above the natural grade. The maximum height of the proposed single-family residence would be twenty (20) feet. The maximum building height for uninhabited accessory structures is thirty-five (35) feet, when not located in a highly scenic area. The proposed detached garage exhibits a split height design with half of the structure being 17'9.6" in height to accommodate the parking of a recreational vehicle. The other half of the garage features a garage height of 8'8.6". The project, as proposed, would result in lot coverage of approximately 4 percent, which would not exceed the maximum allowed lot coverage of 15 percent for parcels of this size located within a RR District.

The project, as proposed, would comply with the accessory use requirements, which specify that accessory uses, such as the proposed private garage, and utilities are appropriate, incidental, and subordinate to the principal permitted single family residential use.

Habitats and Natural Resources: No comments were received from the California Department of Fish and Wildlife. A review of the California Natural Diversity Database on the Mendocino County GIS mapping system shows that the subject property does not have any wetland areas in the vicinity, but there is one flower species, "*Howell's Spine Flower*" listed as Federally Endangered that could possibly be found within and around the project site, although the exact location is unknown. The California Natural Diversity Database (CNDDDB) indicated that the location shown on the GIS map is its "best guess" as to the plant's actual location. Additionally, the CNDDDB noted that the preferred location for "*Howell's Spine Flower*" is in sand on coastal bluffs, which occur approximately one mile to the west of the project site. No impacts to any potential Environmentally Sensitive Habitat Areas are anticipated with the proposed project.

Visual Resource and Special Treatment Areas: The site is not designated as a Highly Scenic Area; nor designated as a Tree Removal Area. The location of the proposed residence behind the existing vegetation consisting of Pine type trees along Old Caspar Railroad Road will tend to screen the residence from the roadway. Staff finds the proposed project would not have significant visual impacts.

MCC Section 20.504.035 provides exterior lighting regulations intended to protect coastal visual resources in Highly Scenic Areas, Special Treatment Areas and Special Communities of the Coastal Zone. Exterior lighting is required to be within the zoning district's height limit regulations and requires exterior lighting to be shielded and positioned in a manner that light and glare does not extend beyond the boundaries of the parcel. In

reviewing the plans submitted with the application, the proposed exterior lighting is in conformance with these standards.

Hazards Management: The parcel is located in an area classified with a “High Fire Hazard” severity rating.¹ Fire protection services are provided by the California Department of Forestry and Fire Protection (CalFire) and the Fort Bragg Rural Fire Protection District (FBRFPD). The project application was referred to CalFire and the FBRFPD for input; FBRFPD did not respond, whereas CalFire responded with recommended conditions to comply with the minimum fire safety standards for Hazardous Fire Areas, per the Public Resources Code. CalFire has submitted recommended conditions of approval (CDF# 380-21) for address standards, driveway standards, and defensible space standards. Standard Conditions 12-15 are recommended to achieve compliance with CalFire fire safe standards. With the inclusion of the standard and recommended conditions, staff finds the project to be consistent with Mendocino County policies for fire protection.

Additionally, as noted above, the project applicant submitted an exception request to CalFire to allow the detached garage to be located approximately twelve (12) feet from the southerly property line when CalFire Regulations require a minimum of a thirty(30)foot setback on parcels greater than one-acre in size. In a letter from CalFire dated November 12, 2021, the CalFire representative indicated that CalFire could support a setback reduction of ten feet, which would require that the accessory structure be twenty feet from the southerly property line, which also is the minimum requirement for side yard setbacks by Mendocino County in the RR5 Zoning District when the parcel is less than five acres in size. The applicant submitted a revised site plan (see attachment F) that shows the accessory structure being twenty feet from the southerly property line. Condition 11 has been added to address the CalFire minimum setback requirements for accessory structures

Grading, Erosion, and Run-Off: The project already has a driveway approach and driveway installed from Old Caspar Railroad Road. Additionally, Old Caspar Railroad Road is a private road, which does not require an encroachment permit from the Mendocino County Department of Transportation. A grading permit may be required for the proposed grading activities and would be subject to any requirements of the Building Division. Additionally, construction projects that would disturb more than one acre of land are subject to the requirements of General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ, also known as the CGP), which requires operators of such construction sites to implement stormwater controls and develop a Stormwater Pollution Prevention Plan (SWPPP) identifying specific BMPs to be implemented during construction to minimize the amount of sediment and other pollutants associated with construction sites from being discharged in stormwater runoff. With the inclusion of Conditions 16 and 17 the project is found consistent with policies related to grading, erosion, and run-off.

Archaeological/Cultural Resources: This application was referred out to the Northwest Information Center at Sonoma State University to ascertain if archaeological resources could possibly be impacted by this application. Comments received from the Northwest Information Center state: *“Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Mendocino County have been found near the coast, and inland near intermittent and perennial watercourses, The proposed project area is located over a mile from the coast, on a broad flat terrace between Mitchell and Jug Handle Creeks. While the general area is sensitive for Native American archaeological resources, the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation.”* As such, Condition 20 advises the applicant of the “Discovery Clause,” which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project. With the inclusion of the recommended condition, Staff finds the project to be consistent with Mendocino County policies for protection of paleontological and archaeological resources.

The project was referred to three local tribes for review and comment, including the Cloverdale Rancheria, Sherwood Valley Band of Pomo Indians, and the Redwood Valley Rancheria. No responses were received from any of the three local tribes.

¹ Mendocino County Department of Planning & Building Services. No Date. *Fire Hazard Zones & Responsibility Areas* [map]

Groundwater Resources: The project site is located within a mapped Marginal Water Resources Area. The applicant has indicated that there is already a well, a well house, a septic system and a 2,500-gallon water storage tank for potable water needs. The project was referred to the Division of Environmental Health who responded that a permit for a septic system repair was submitted to the Environmental Health Division and approved. Staff finds the proposed project would not adversely affect groundwater resources.

Transportation/Circulation: The project would not contribute new sources of traffic on local and regional roadways. The cumulative effects of traffic resulting from development on this site were considered when the Coastal Element land use designations were assigned.

Access to the site would be provided from Old Caspar Railroad Road. As this road is a private roadway, Mendocino County's Department of Transportation did not provide comments. A minimum of two parking spaces are required for the project per MCC Section 20.472.015 and are shown on the site plan. Staff finds the proposed project to be consistent with transportation and circulation requirements.

Public Access: The project site is not designated as a potential public access point on the certified LCP maps as it is approximately one mile inland from the Pacific Ocean. As the project site is located east of the first public road, no findings related to public access are required for the project.

ENVIRONMENTAL DETERMINATION: The Coastal Permit Administrator finds that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15303(a) and (c) New Construction, which exempts the construction of one single family residence located in a residential zone and the construction of accessory structures including garages; therefore, a Categorical Exemption is adopted.

PROJECT FINDINGS AND CONDITIONS: Pursuant to the provisions of Chapter 20.532 and Chapter 20.536 of the Mendocino County Code, the Coastal Permit Administrator approves the proposed project, and adopts the following findings and conditions.

FINDINGS:

1. Pursuant with MCC Section 20.532.095(A)(1), the proposed development is in conformity with the certified Local Coastal Program, a single-family residence is a principally permitted use and a garage is a permitted accessory building within the Rural Residential land use classification and are consistent with the intent of the Rural Residential classification and all associated development criteria; and
2. Pursuant with MCC Section 20.532.095(A) (2), the proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. The proposed project will be served by an existing well, an above ground 2,500-gallon water storage tank and an on-site sewage disposal system. The existing driveway off Old Caspar Railroad Road is adequate to service the proposed development. Drainage and other necessary facilities have been considered in project design; and
3. Pursuant with MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the Rural Residential zoning district, as well as all other provisions of Division II of Title 20 of the Mendocino County Code and preserves the integrity of the Rural Residential zoning district. With compliance with the conditions of approval, the proposed single-family residence and detached accessory structure, and associated utilities would satisfy all development requirements for the district; and
4. Pursuant with MCC Section 20.532.095(A) (4), the proposed development, if constructed in compliance with the conditions of approval, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. A Class 3 categorical exemption is recommended; and
5. Pursuant with MCC Section 20.532.095(A)(5), the proposed development would not have any adverse impact on any known archaeological or paleontological resources if constructed in compliance with the conditions of approval, as there are known resources within the vicinity of the site. Condition 22 is recommended to ensure protection if archaeological sites or artifacts are discovered; and

6. Pursuant with MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development. Solid waste service is available either as curbside pick-up or at the Caspar Transfer Station (three± miles away). The existing level of service at peak hour conditions at this location is considered Level of Service B. While the project would contribute incrementally to traffic volumes on local and regional roadways, such incremental increases were considered when the LCP land use designations were assigned to the site; and

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The Applicants have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Applicants shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.
 - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
9. Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on both sides of a mailbox or posted at the driveway entrance so it is visible from both directions of travel with minimum three inch letter height, a 3/8 inch stroke and reflectorized contrasting with the mailbox color.
10. Prior to the final sign-off of the project's Building Permit, the following improvements to the driveway shall be made, which include the following: The driveway will be a minimum of ten (10) feet wide with an all-weather surface. It shall also be a maximum of sixteen percent (16%) grade at any point, have a minimum of fifty (50) feet inside radius on turns and have a minimum of fifteen (15) feet of vertical clearance.

Driveways longer than 150 feet in length, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum of ten (10) feet wide and thirty (30) feet long with a twenty-five (25) foot taper at each end. A forty (40) foot radius turnaround or a sixty (60) foot hammerhead "T" is required for driveways longer than 300 feet and must be within fifty (50) feet of the building. Gates shall be a minimum of fourteen (14) feet wide and located at least thirty (30) feet in from the road.

11. A minimum twenty-foot setback for all buildings from all property lines and/or forty-five feet from the center of Old Caspar Railroad Road shall be indicated on any site plan submitted to the Building Department.
12. Any person who owns, leases, or controls any property within the State Responsibility Area (SRA) shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible materials thirty (30) feet immediately around and adjacent to any building or structure.
13. Fuel Modification and disposal of flammable vegetation and fuels caused by site development and construction shall be completed prior to road construction or final inspection of building permit.
14. The permit holder shall maintain a defensible space 100 feet from each side and front and rear of all structures, but not beyond the property line. The intensity of fuels management may vary within the 100foot perimeter of the structure, with the most intense being within thirty (30) feet of the structures.
15. After construction and for the life of the development, the permit holder shall:
 - remove that portion of a tree that extends within ten (10) feet of a chimney or stovepipe.
 - maintain a tree, shrub, or other plant adjacent to or overhanging a structure.
 - maintain the roof structure free of leaves, needles, or other vegetative materials.
16. Any areas of bare soil created by grading should be revegetated as soon as practicable using a native erosion control seed mix.
17. Standard Best Management Practices (BMPs) shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Any soil stockpiles shall be covered or otherwise stabilized to prevent dust impacts. Any bare soil created by the construction phase of the project shall be re-vegetated with native vegetation and/or native seed mixes for soil stabilization. Low Impact Development techniques shall be utilized to reduce storm water runoff from new impervious surfaces.
18. Landscaping on the parcel shall not include any invasive plants and shall consist of native plants compatible with the present plant communities.
19. Heavy equipment undercarriages and tires shall be washed prior to entering the site in order to remove any invasive plant seed.
20. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
21. Subsequent to project approval, the permit holder shall submit a check to the project planner in the amount of \$50.00 and made payable to the Mendocino County Recorder to cover the cost of filing a Notice of Exemption for this project.

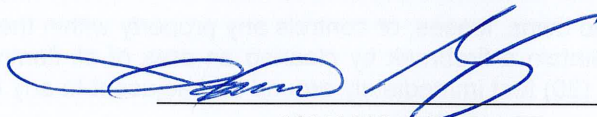
Staff Report Prepared By:

Oct 19-2022
DATE



KEITH GRONENDYKE
PLANNER III

10-19-2022
DATE



IGNACIO GONZALEZ
COASTAL PERMIT ADMINISTRATOR

Appeal Period: 10 Days
Appeal Fee: \$2,620.00

ATTACHMENTS:

- | | |
|--|---|
| A. Location Map | K. LCP Habitats and Resources |
| B. Aerial Imagery | L. Post LCP Certification & Appeal Jurisdiction |
| C. Topographic Map | M. Adjacent Parcels Map |
| D. Application | N. Fire Hazard Zones & Responsibility Areas |
| E. Plan Set | O. Wildland-Urban Interface Zones |
| F. Revised Site Plan | P. Estimated Slope |
| G. Zoning Display Map | Q. Western Soil Classes |
| H. General Plan Classifications | R. Ground Water Resources Map |
| I. LCP Land Use Map 14: Beaver | S. Farmland Classifications |
| J. LCP Land Capabilities & Natural Hazards | |

SUMMARY OF REFERRAL AGENCY COMMENTS:

<u>Department of Transportation</u>	<u>No Comment</u>
<u>Environmental Health (Fort Bragg)</u>	<u>Comments</u>
<u>Building Inspection (Fort Bragg)</u>	<u>No Comment</u>
<u>Archaeological Commission</u>	<u>Comments</u>
<u>Sonoma State University</u>	<u>Comments</u>
<u>Assessor</u>	<u>No Response</u>
<u>Cloverdale Rancheria</u>	<u>No Response</u>
<u>CalFire</u>	<u>No Comment</u>
<u>Coastal Commission</u>	<u>Comments</u>
<u>Sherwood Valley Band of Pomo Indians</u>	<u>No Response</u>
<u>Redwood Valley Rancheria</u>	<u>No Response</u>
<u>Fort Bragg Rural Fire District</u>	<u>No Response</u>
<u>Department of Fish and Wildlife</u>	<u>No Response</u>

REFERENCES:

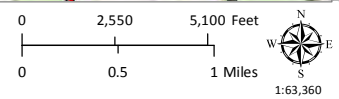
Chapter 3. Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-General Plan-Coastal Element*. 2005. Ukiah, CA.

Chapter 4 Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino General Plan-Coastal Element*. 2005. Ukiah, CA.



CASE: CDP 2021-0038
 OWNER: ZARTMAN, Timothy & Jasmine
 APN: 017-261-14
 APLCT: Daniel Dickson
 AGENT: Daniel Dickson
 ADDRESS: 16296 Old Caspar Railroad Road, Fort Bragg

- Major Towns & Places
- City Limits
- Coastal Zone Boundary
- Highways
- Major Roads






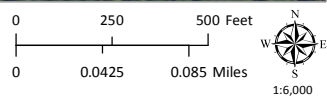
LOCATION MAP

MENDOCINO COUNTY PLANNING DEPARTMENT 7/28/2021



CASE: CDP 2021-0038
OWNER: ZARTMAN, Timothy & Jasmine
APN: 017-261-14
APLCT: Daniel Dickson
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ADDRESS: 16296 Old Caspar Railroad Road, Fort Bragg

-  Named Rivers
-  Public Roads
-  Private Roads



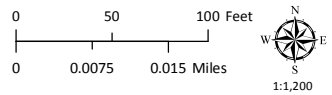
AERIAL IMAGERY

TENNIS COUNTY PLANNING DEPARTMENT - 7/28/2021



OLD CASPAR RAIL ROAD

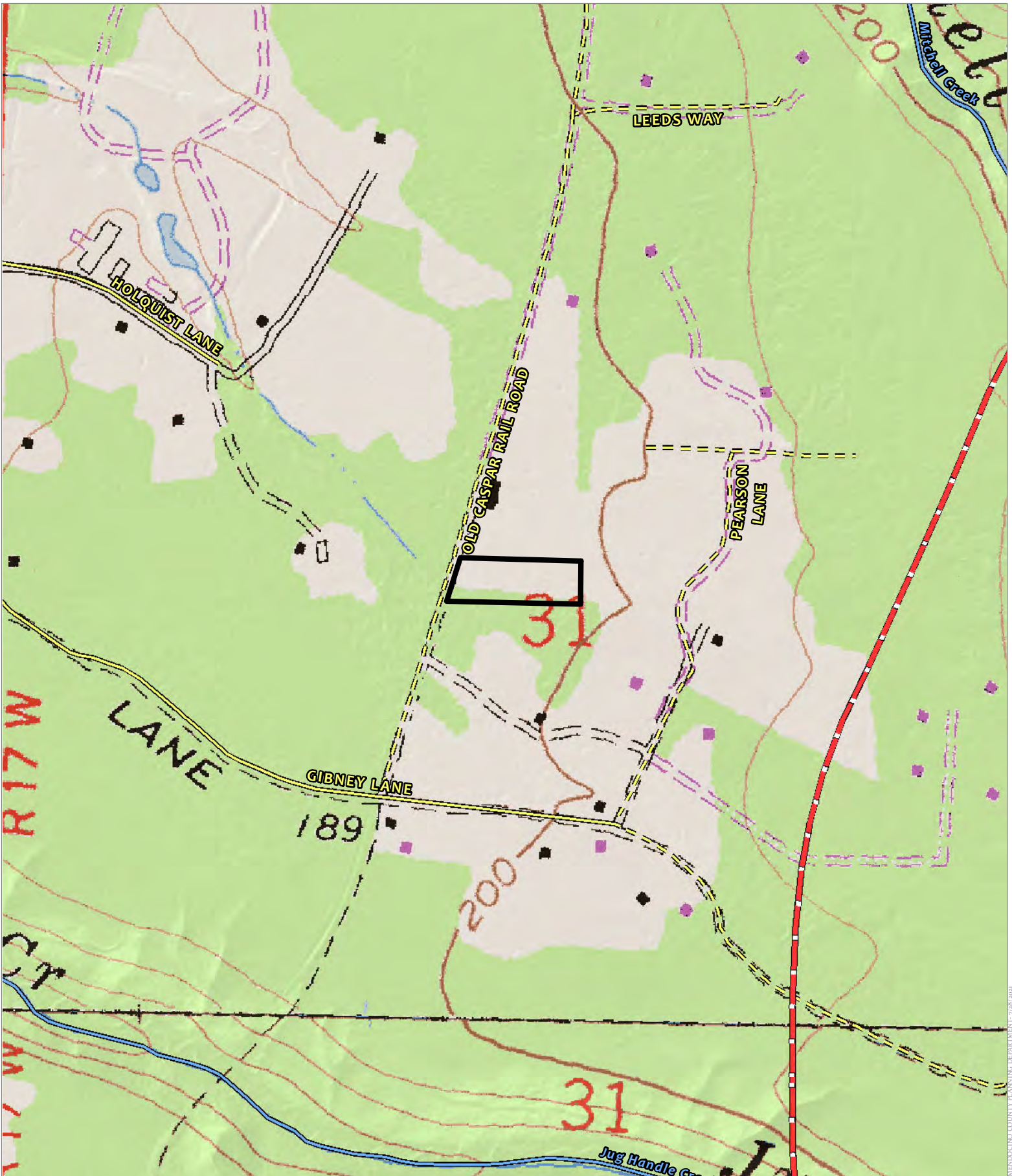
== Private Roads







CASE: CDP 2021-0038
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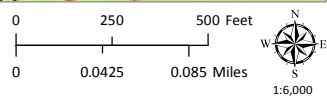
AERIAL IMAGERY

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/28/2021



CASE: CDP 2021-0038
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 APN: 017-261-14
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 AGENT: Daniel Dickson
 ADDRESS: 16296 Old Caspar Railroad Road, Fort Bragg

-  Coastal Zone Boundary
-  Private Roads
-  Named Rivers
-  Public Roads



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

MENDOCINO COUNTY PLANNING DEPARTMENT 7/28/2021



Case No(s)	CDP-2021-0038
CDF No(s)	
Date Filed	7-15-2021
Fee	\$2291.09 / \$750
Receipt No.	707.043496 / 707.043491
Received by	[Signature]
Office Use Only	

COASTAL ZONE APPLICATION FORM

APPLICANT

Name DANIEL DICKSON
 Mailing Address 16000 HARRIS LANE, BOX 135
 City CASPAR State CA Zip Code 95420 Phone 707.3314041

PROPERTY OWNER

Name TIM & JASMINE ZARTMAN
 Mailing Address 16296 OLD CASPAR RAILROAD RD
 City FORT BRAGG State CA Zip Code 95437 Phone 510.5022519

AGENT

Name DANIEL DICKSON
 Mailing Address 16000 HARRIS LANE, BOX 135
 City CASPAR State CA Zip Code 95420 Phone 707.3314041

PARCEL SIZE

2 +/- Square feet
 Acres

STREET ADDRESS OF PROJECT

16296 OLD CASPAR RAILROAD ROAD

ASSESSOR'S PARCEL NUMBER(S)

017-261-14

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I certify that the information submitted with this application is true and accurate.

JUL 15 2021

[Signature] July 12/2021
 Signature of Applicant/Agent Date

[Signature] 7/14/21
 Signature of Owner Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

- CONSTRUCTION OF NEW 2028 SQ. FT SFR (3 BDRM) TO REPLACE (E) 2 BDRM TRAILER. THE SITE HAS (E) SEPTIC SYSTEM, WELL, 2500 GAL WATER TANK, WELL HOUSE, GRAVEL DRIVE, AND 200 AMP SERVICE
- CONSTRUCTION OF NEW 1280 SQ. FT GARAGE & SHOP.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input checked="" type="checkbox"/> Single Family	2	2028
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: _____

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: _____
 Estimated employees per shift: _____
 Estimated shifts per day: _____
 Type of loading facilities proposed: _____

4. Will the proposed project be phased? Yes No
 If Yes, explain your plans for phasing.

- 1) CONSTRUCTION OF NEW SFR
- 2) REMOVAL OF (E) TRAILER
- 3) CONSTRUCTION OF NEW GARAGE/SHOP

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5. Are there existing structures on the property? Yes No
 If yes, describe below and identify the use of each structure on the plot plan.

2 BORN TRAILER
 WELL HOUSE
 2500 GAL WATER TANK

6. Will any existing structures be demolished? Yes No
 Will any existing structures be removed? Yes No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

(E) TRAILER TO BE REMOVED TO NEW LOCATION UNKNOWN AT THIS TIME

7. Project Height. Maximum height of structure SR - 20' 0" feet. GAR - 17' 9 1/2"

8. Lot area (within property lines): +/- 2 square feet acres

9. Lot Coverage:

	TRAILER ↓ WELL EXISTING	NEW PROPOSED	(-672) TRAILER REMOVAL	TOTAL
Building coverage	<u>(672)(32)=752</u> square feet	<u>4276</u> square feet	<u>4356</u> square feet	
Paved area	<u>---</u> square feet	<u>---</u> square feet	<u>---</u> square feet	
Landscaped area	<u>1600</u> square feet	<u>---</u> square feet	<u>1600</u> square feet	
Unimproved area	<u>89763</u> square feet	<u>---</u> square feet	<u>81164</u> square feet	
GRAND TOTAL:			<u>87,120</u> square feet	
(Should equal gross area of parcel)				

INTERIOR

10. Gross floor area: 3393 square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing <u>3</u>	Proposed <u>2</u>	Total <u>5</u>
Number of covered spaces	<u>2</u>		Size <u>10 x 20</u>
Number of uncovered spaces	<u>3</u>		Size <u>10 x 20</u>
Number of standard spaces	<u>3</u>		Size <u>10 x 20</u>
Number of handicapped spaces	<u>---</u>		Size <u>---</u>

JUL 15 2009

12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).
- Utility Company (requires extension of services to site: _____ feet _____ miles)
- On Site generation, Specify: _____
- None

B. Gas

- Utility Company/Tank
- On Site generation, Specify: _____
- None

C. Telephone: Yes No

13. Will there be any exterior lighting? Yes No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

ALL EXTERIOR LIGHTING TO BE SHIELDED & DOWNCAST

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier _____
- Septic Tank
- Other, specify _____

15. What will be the domestic water source?

- Community water system, specify supplier _____
- Well
- Spring
- Other, specify _____

16. Is any grading or road construction planned? Yes No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: _____ cubic yards
- B. Amount of fill: _____ cubic yards
- C. Maximum height of fill slope: _____ feet
- D. Maximum height of cut slope: _____ feet
- E. Amount of import or export: _____ cubic yards
- F. Location of borrow or disposal site: _____

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17. Will vegetation be removed or cleared other than the building sites and roads? Yes No
 If yes, explain: _____

18. Does the project involve sand removal, mining or gravel extraction? Yes No
 If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? Yes No
 If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? Yes No
 If yes, explain: _____

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? Yes No
 B. Park, beach or recreation area? Yes No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? Yes No
 If yes, explain: _____

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking Yes No
 B. Filling Yes No
 C. Dredging Yes No
 D. Placement of structures in open coastal waters, wetlands, estuaries or lakes Yes No

Amount of material to be dredged or filled? _____ cubic yards.
 Location of dredged material disposal site: _____

Has a U.S. Army Corps of Engineers permit been applied for? Yes No

If you need additional room to answer any question, attach additional sheets.

JUL 13 2021

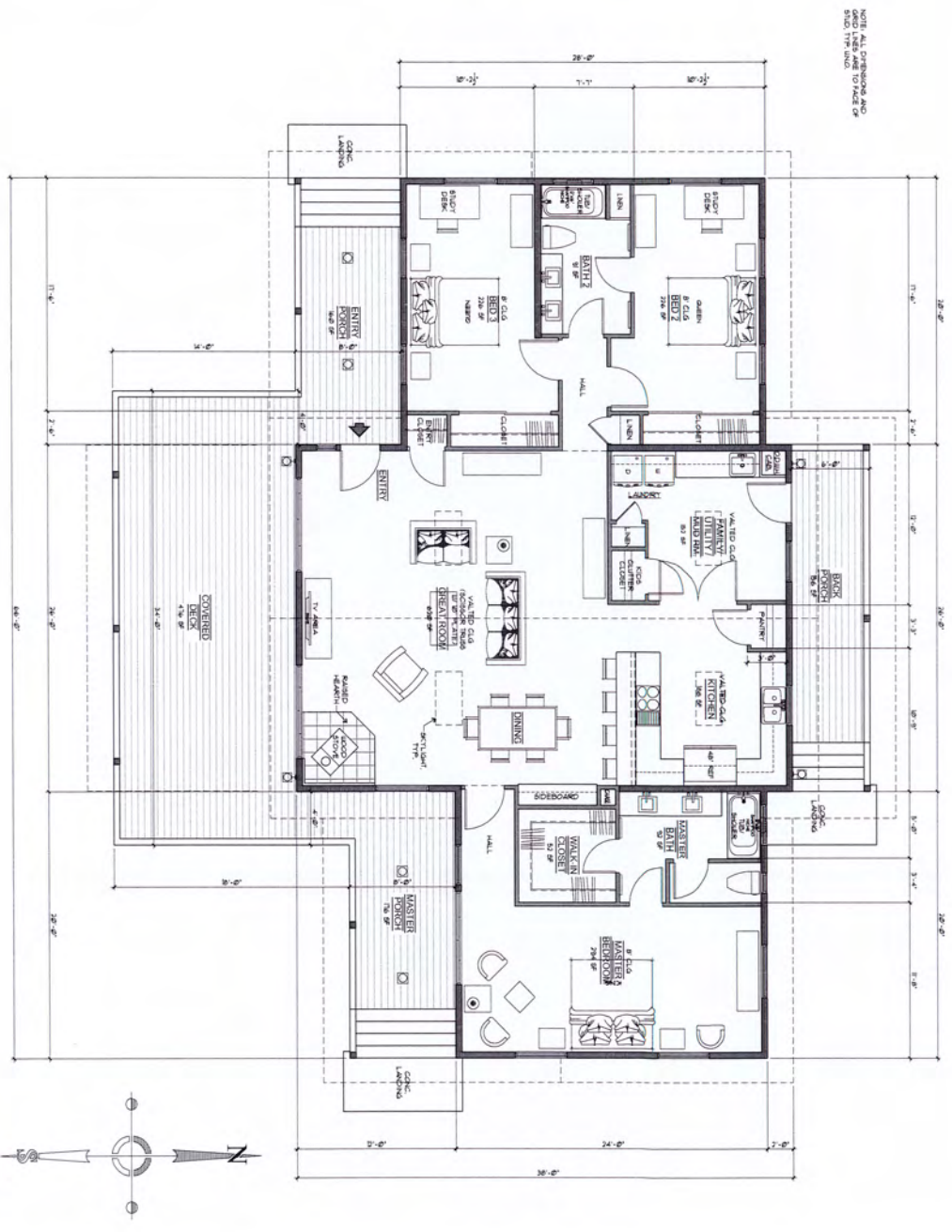
PLANNING & BUILDING SERV
 FORT BRAGG, CA

PLANNING & BUILDING SERV
FORT BRAGG, CA

AREA CALCULATIONS	
MAIN HOUSE	3208 SQ. FT.
ENTRANCE PORCH	180 SQ. FT.
REAR PORCH	180 SQ. FT.
COVERED DECK	180 SQ. FT.
TOTAL UNCONDITIONED AREA	4368 SQ. FT.
TOTAL BUILDING AREA	2556 SQ. FT.

WALL LEGEND	
(Symbol: 1/2" Stud)	1/2" STUD FRAME WALLS
(Symbol: 2" Concrete)	2" NEW CONCRETE WALLS

FIRST FLOOR PLAN



NOTE: ALL DIMENSIONS AND GRID LINES ARE TO FACE OF WALL UNLESS NOTED.

2008 S.E.
TOTAL AREA
HOUSE PLAN, SCHEME V3

SCALE: 1/4" = 1'-0"



DANIEL ROBERT DICKSON
ARCHITECT AIA
Environmental Design
P.O. Box 115
Fort Bragg, CA 95502
707.962.0770
D.Dickson@comcast.net

LICENSE NO. C4849

STATE OF CALIFORNIA
THE BOARD OF ARCHITECTS
I, DANIEL ROBERT DICKSON, ARCHITECT AIA, do hereby certify that I am the author of the above described architectural drawings, and that I am a duly licensed architect in the State of California.
DATE: 11/3/2021
BY: DANIEL ROBERT DICKSON
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TIM & JASMINE
ZARTEMAN
16296 OLD
CASPER
RAILROAD ROAD
FORT BRAGG, CA
95437
APN 017-261-14
OWNER:

NEW
ZARTEMAN
RESIDENCE

HOUSE
FLOOR PLAN

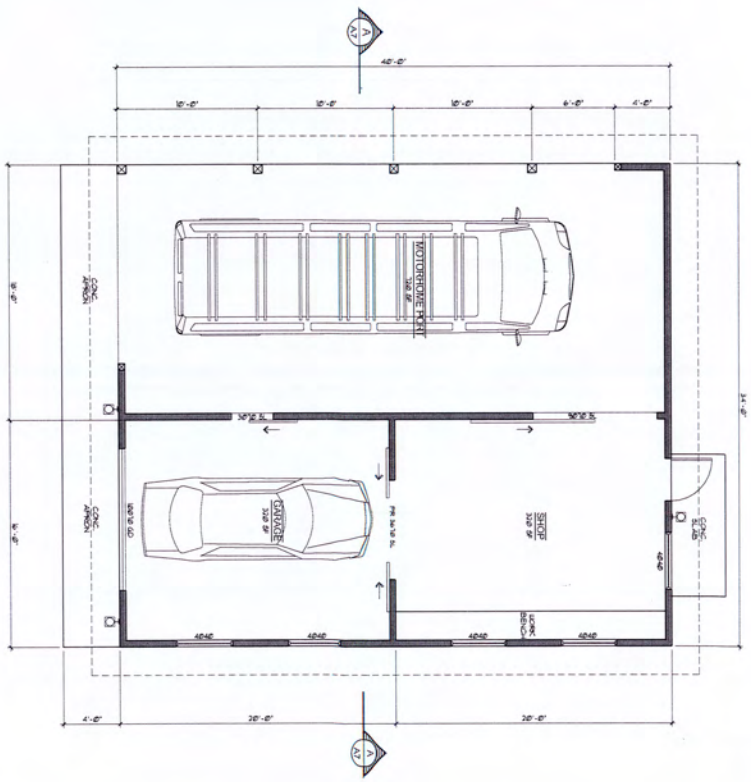
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01/30/2021	REVISED	1
01/30/2021	ISSUED	2

A2 10
SHEET 10

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FORT BRAGG CA

JUL 15 2021

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GARAGE FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA CALCULATIONS

GARAGE SLAB	320 SQ. FT.
GARAGE STUD FRAME WALLS	320 SQ. FT.
TOTAL UNCONDITIONED AREA	640 SQ. FT.
TOTAL BUILDING AREA	1268 SQ. FT.

WALL LEGEND

	(N) 2x4 STUD FRAME WALLS
	(N) 2x4 CONCRETE SLABS

DRD

DANIEL ROBERT DICKSON
ARCHITECT AIA

Architectural &
Environmental Design
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707.962.0773
D.Dickson@drdarch.com

LICENSE NO. C44899

STAMP

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TIM & JASMINE
ZARTMAN
16296 OLD
CASPER
RAILROAD ROAD
FORT BRAGG, CA
95437
APN 017-261-14
OWNER

NEW
ZARTMAN
RESIDENCE

PROJECT

GARAGE
FLOOR PLAN

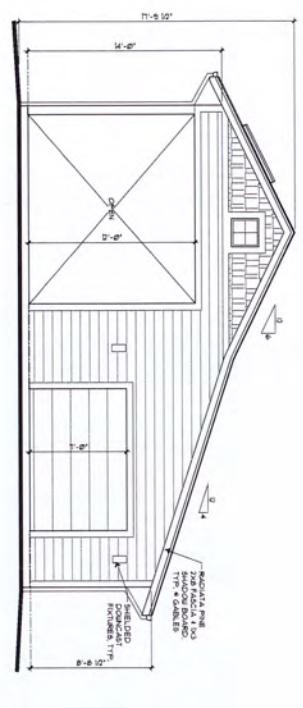
PERMIT NO.

DATE	DESCRIPTION	NO.
07/09/2021		

SCALE
DRAWN BY: JASMIN ZARTMAN
CHECKED BY: DANIEL DICKSON
DATE: 07/09/2021

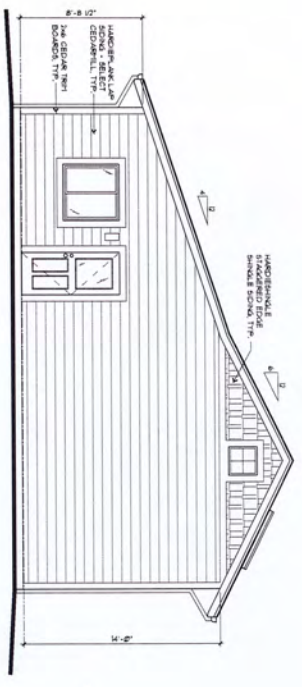
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SHEET #



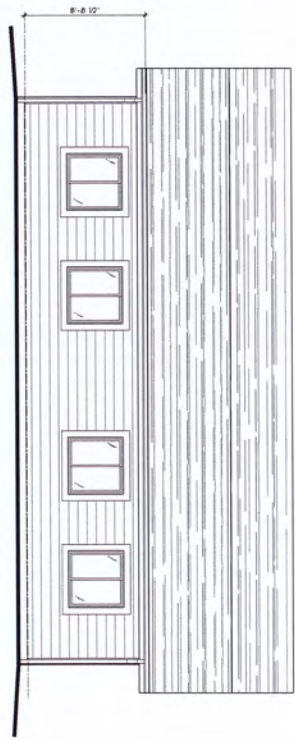
WEST ELEVATION

SCALE: 1/4" = 1'-0"



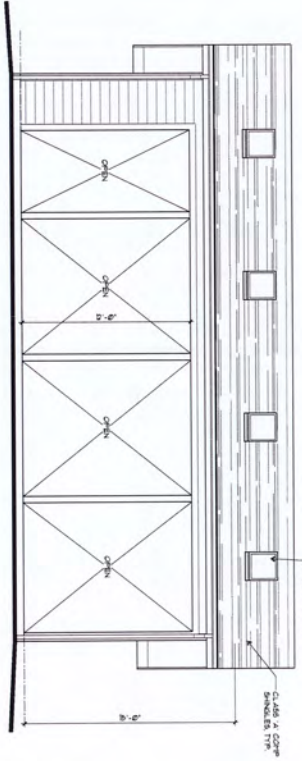
EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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EXTERIOR FINISH SCHEDULE

1	ROOFING, CLASS 1; CERES CORNING HIGH DEFINITION ASPHALT
2	FLASHING, GALVALUM, 24 GA. COPPER W/ TEREPHENOL SEALER
3	GLADDING, CENTER WALLS - HARDIE-PLY, JAK LAP SIDING, SELECT CEDAR SHINGLE, GABLE ENDS AND SKIRT - HARDENHOLE BY ADGERED EDGE SINGLE SIDING, BOTH IN VERTICAL GRADE W/ PROPRIETARY SEALER
4	WINDOW DOOR & EDGE TRIM, 2X6 CEDAR W/ NATURAL OIL FINISH
5	WINDOWS, TRIMMED FIBERGLASS OVER BRICK, EXTERIOR DRILL GLAZED, 2X6 CEDAR W/ NATURAL OIL FINISH
6	DOORS, TRIM SOLID CORE WOOD W/ TEREPHENOL SEALER
7	SKYLIGHTS, VELUX W/ 28 OZ COPPER 21EP SHINGLE FLASHING
8	FLASHING, 28 OZ COPPER FOR ALL ROOF & WALL FLASHING
9	DECKS, PORCHES & RAILINGS, 2X6 CEDAR W/ NATURAL OIL FINISH
10	BATTERS & DOWNPOUTS, BAYED-ON FINISH ALUM. IN DARK BRONZE, CONNECT TO 4" HANG LINE & DRAIN TO DRAINAGE
11	FORCH COVERS, POLY GAL, 3/4" TRANSLUCENT CELLULAR
12	EXTERIOR LIGHTING, SHIELDED AND DOWNCAST, TO BE APPROVED BY ARCHITECT, TYP.
13	PASCIA & SHADOW BOARD, 2X8 & 1X3 TREATED RADIALA PINE PAINTED TO MATCH SIDING

DRD

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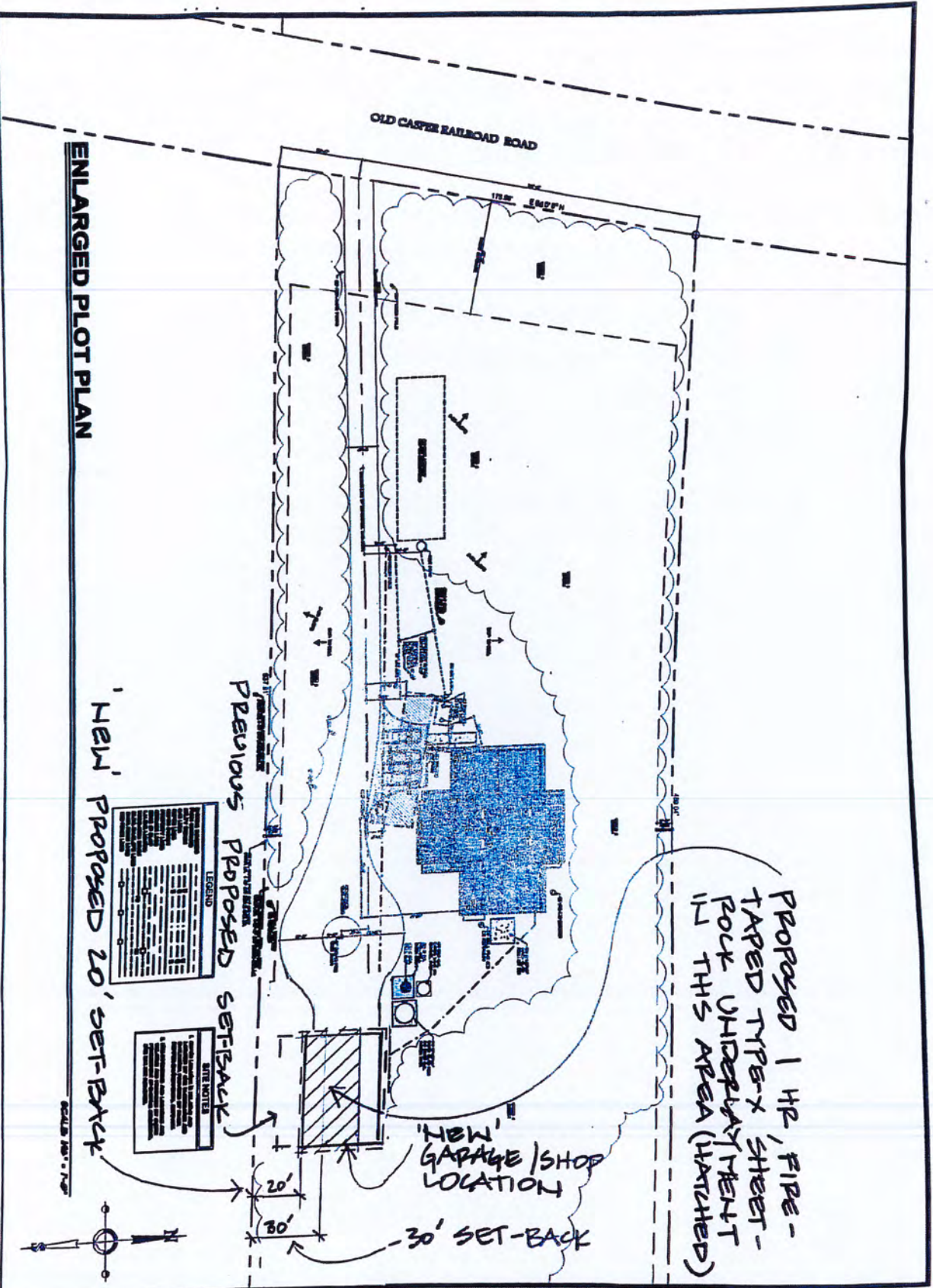
TIM & JASMINE
ZARTMAN
16296 OLD
CASPER
RAILROAD ROAD
FORT BRAGG, CA
95437
APR 017-261-14

NEW
ZARTMAN
RESIDENCE

GARAGE
ELEVATIONS
VERS. 2B

DATE	DESCRIPTION	NO.
07/15/2021	ISSUED FOR PERMITS	1
07/15/2021	ISSUED FOR PERMITS	2
07/15/2021	ISSUED FOR PERMITS	3
07/15/2021	ISSUED FOR PERMITS	4
07/15/2021	ISSUED FOR PERMITS	5
07/15/2021	ISSUED FOR PERMITS	6
07/15/2021	ISSUED FOR PERMITS	7
07/15/2021	ISSUED FOR PERMITS	8
07/15/2021	ISSUED FOR PERMITS	9
07/15/2021	ISSUED FOR PERMITS	10

A6 10



PROPOSED 1 HR, FIRE-TAPPED TYPE-X SHEET-ROCK UNDERLAYMENT IN THIS AREA (HATCHED)

'NEW' GARAGE/SHOP LOCATION
30' SET-BACK

'NEW' PROPOSED 20' SET-BACK
PREVIOUS PROPOSED SET-BACK

ENLARGED PLOT PLAN

SCALE: 1/8" = 1'-0"



DRD

DRD ENGINEERING & ARCHITECTURE
2000 S. GARDEN AVENUE
COSTA MESA, CA 92626
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T.M. & J. S. JANSONE
ZARTMAN
16396 OLD
CASPER
RAILROAD ROAD
FOOT BRIDGE, CA
92647
AM 017-281-114

NEW
ZARTMAN
RESIDENCE

ENLARGED
PLOT PLAN

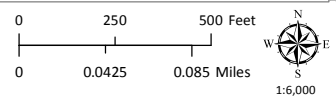
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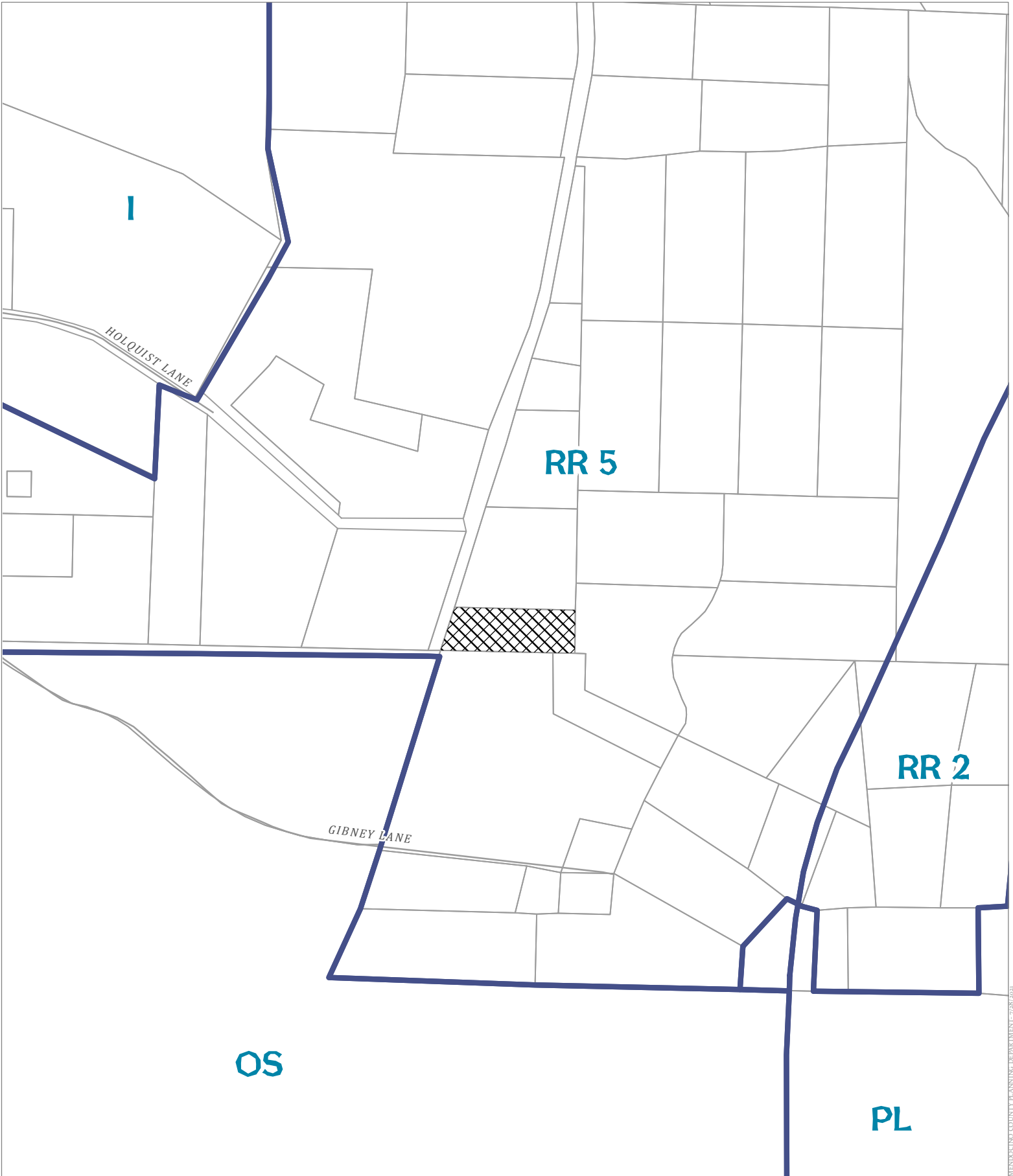


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 Zoning Districts
 Public Roads

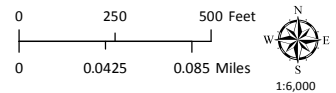


MENDOCINO COUNTY PLANNING DEPARTMENT - 7/28/2021



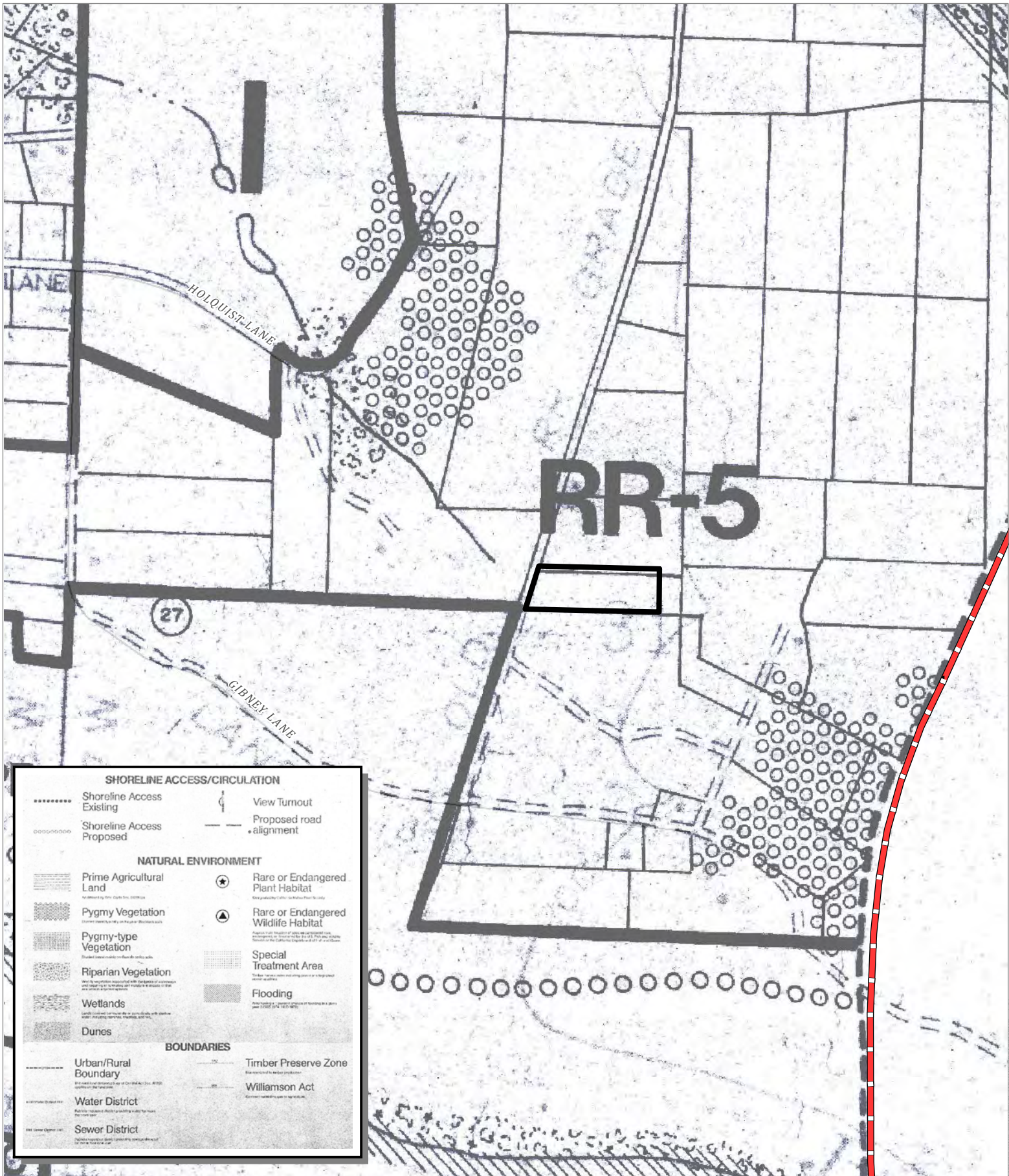
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 General Plan Classes
 Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/26/2021

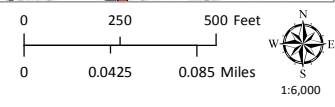
GENERAL PLAN CLASSIFICATIONS



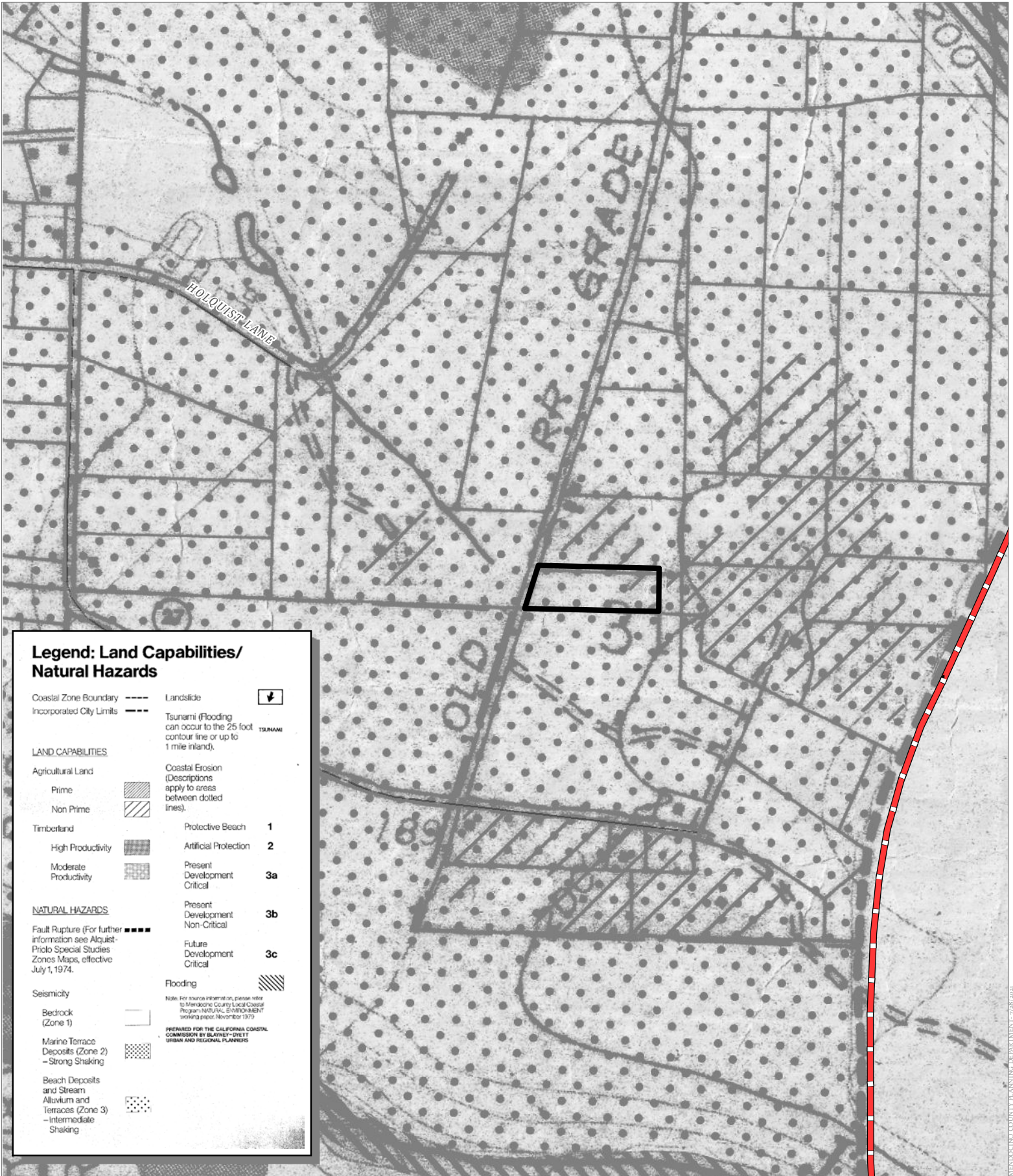
SHORELINE ACCESS/CIRCULATION	
	Shoreline Access Existing
	Shoreline Access Proposed
	View Turnout
	Proposed road alignment
NATURAL ENVIRONMENT	
	Prime Agricultural Land <small>As defined by the State Soil Conservation Service</small>
	Pygmy Vegetation <small>As defined by the State Soil Conservation Service</small>
	Pygmy-type Vegetation <small>As defined by the State Soil Conservation Service</small>
	Riparian Vegetation <small>As defined by the State Soil Conservation Service</small>
	Wetlands <small>As defined by the State Soil Conservation Service</small>
	Dunes
	Rare or Endangered Plant Habitat <small>As designated by the California Native Plant Society</small>
	Rare or Endangered Wildlife Habitat <small>As designated by the California Native Plant Society</small>
	Special Treatment Area <small>As designated by the State Soil Conservation Service</small>
	Flooding <small>As designated by the State Soil Conservation Service</small>
BOUNDARIES	
	Urban/Rural Boundary <small>As defined by the State Soil Conservation Service</small>
	Water District <small>As defined by the State Soil Conservation Service</small>
	Sewer District <small>As defined by the State Soil Conservation Service</small>
	Timber Preserve Zone <small>As designated by the State Soil Conservation Service</small>
	Williamson Act <small>As designated by the State Soil Conservation Service</small>

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Coastal Zone Boundary
 Public Roads



MENDOCINO COUNTY PLANNING DEPARTMENT - 7/28/2021



**Legend: Land Capabilities/
Natural Hazards**

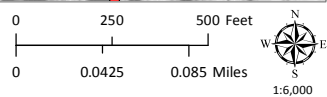
- Coastal Zone Boundary Landslide
- Incorporated City Limits Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). TSUNAMI

- LAND CAPABILITIES**
- Agricultural Land
 - Prime
 - Non Prime
- Timberland
 - High Productivity
 - Moderate Productivity
- NATURAL HAZARDS**
- Fault Rupture (For further information see Alquist-Prilo Special Studies Zones Maps, effective July 1, 1974).
- Seismicity
 - Bedrock (Zone 1)
 - Marine Terrace Deposits (Zone 2) - Strong Shaking
 - Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking
- Coastal Erosion (Descriptions apply to areas between dotted lines).
 - Protective Beach **1**
 - Artificial Protection **2**
 - Present Development Critical **3a**
 - Present Development Non-Critical **3b**
 - Future Development Critical **3c**
- Flooding

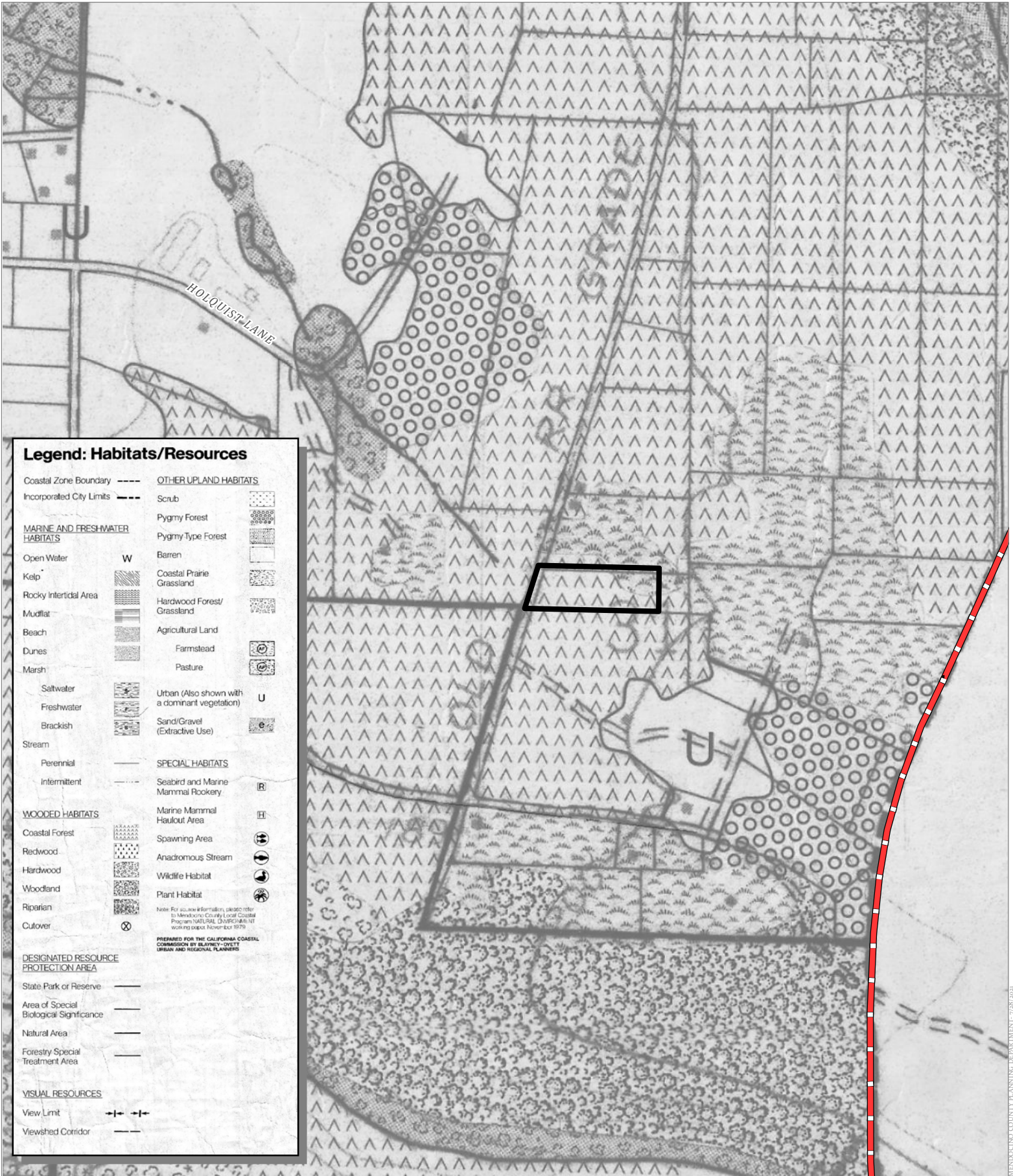
Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT workmap paper, November 1979.
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANES+DRETT URBAN AND REGIONAL PLANNERS

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 Public Roads



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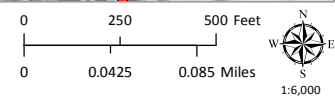


Legend: Habitats/Resources

Coastal Zone Boundary	---	OTHER UPLAND HABITATS	
Incorporated City Limits	---	Scrub	
MARINE AND FRESHWATER HABITATS		Pygmy Forest	
Open Water	W	Pygmy Type Forest	
Kelp		Barren	
Rocky Intertidal Area		Coastal Prairie Grassland	
Mudflat		Hardwood Forest/Grassland	
Beach		Agricultural Land	
Dunes		Farmstead	
Marsh		Pasture	
Saltwater		Urban (Also shown with a dominant vegetation)	U
Freshwater		Sand/Gravel (Extractive Use)	
Brackish			
Stream		SPECIAL HABITATS	
Perennial	—	Seabird and Marine Mammal Rookery	RI
Intermittent	---	Marine Mammal Haulout Area	HM
WOODED HABITATS		Spawning Area	
Coastal Forest		Anadromous Stream	
Redwood		Wildlife Habitat	
Hardwood		Plant Habitat	
Woodland			
Riparian			
Cutover			
<small>Note: For accurate information, please refer to Mendocino County Local Coastal Program NATURAL DIVISION/MLCP WORKING PAPER November 1979</small>			
<small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINVY-OVETT URBAN AND REGIONAL PLANNERS</small>			
DESIGNATED RESOURCE PROTECTION AREA			
State Park or Reserve	—		
Area of Special Biological Significance	—		
Natural Area	—		
Forestry Special Treatment Area	—		
VISUAL RESOURCES			
View Limit	—+—+—		
Viewshed Corridor	---		

CASE: CDP 2021-0038
 OWNER: ZARTMAN, Timothy & Jasmine
 APN: 017-261-14
 APLCT: Daniel Dickson
 AGENT: Daniel Dickson
 ADDRESS: 16296 Old Caspar Railroad Road, Fort Bragg



Coastal Zone Boundary
 Public Roads

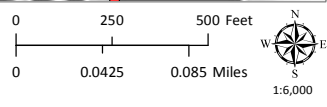


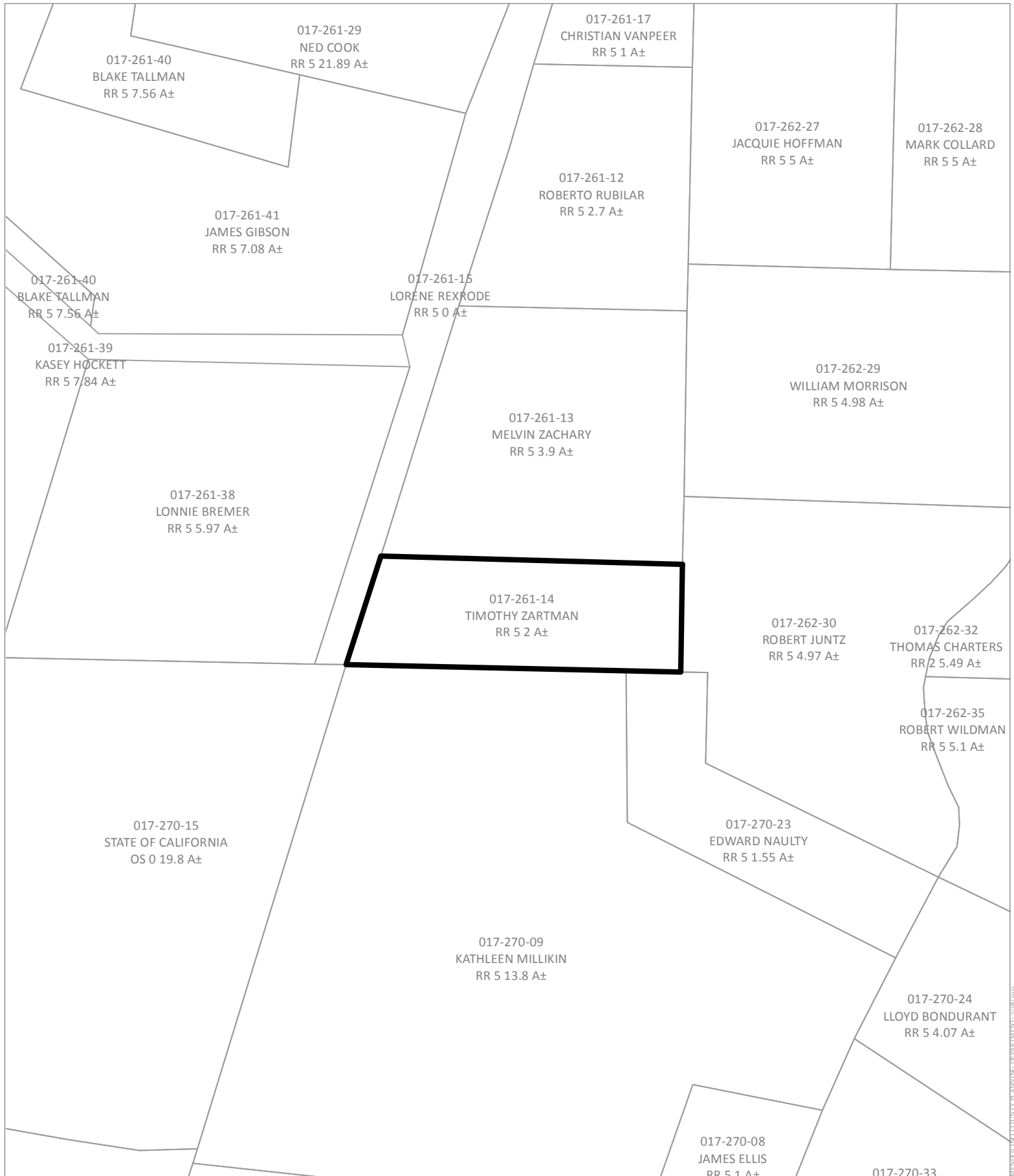
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/28/2021



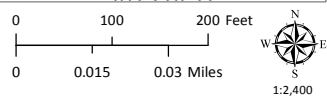
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 Coastal Zone Boundary
 Public Roads





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ADJACENT PARCELS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/28/2021

**FORT BRAGG
RURAL FPD**

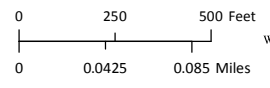


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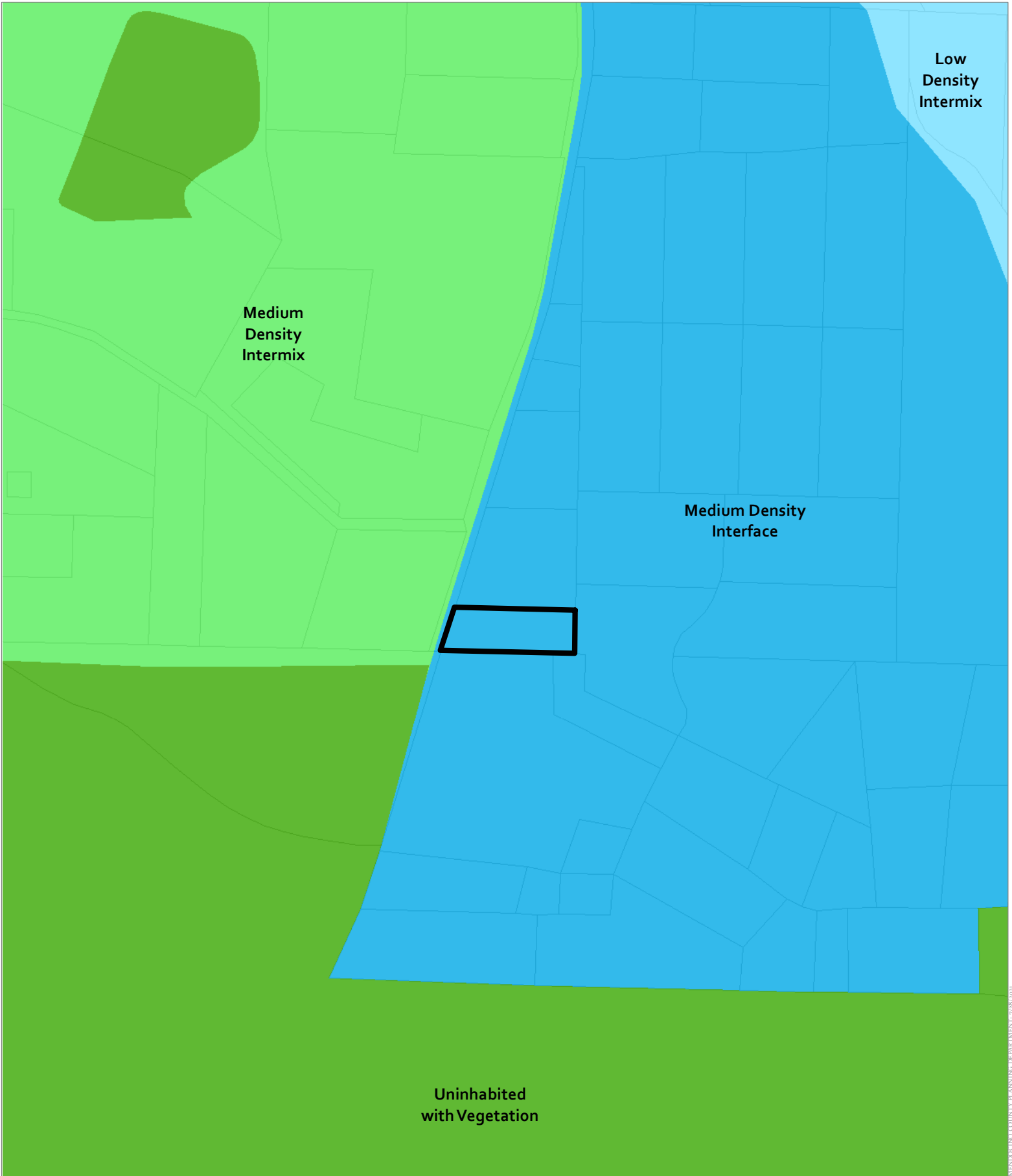
-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard



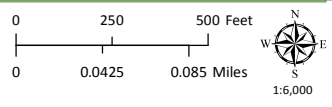
County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



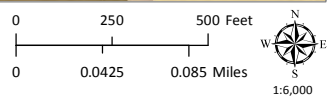
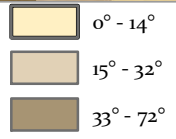
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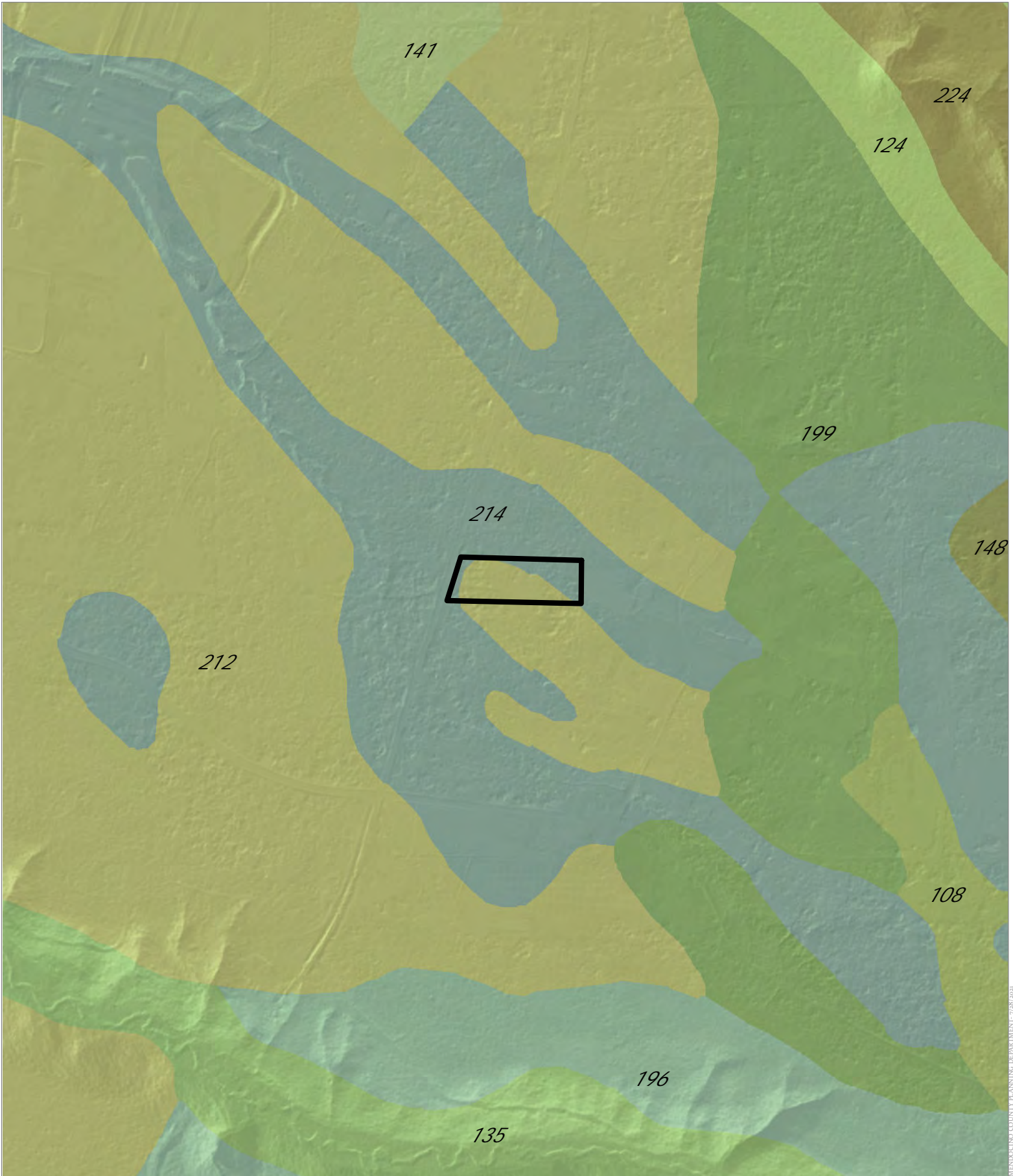


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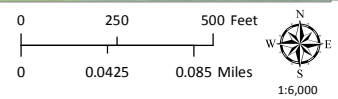


ESTIMATED SLOPE



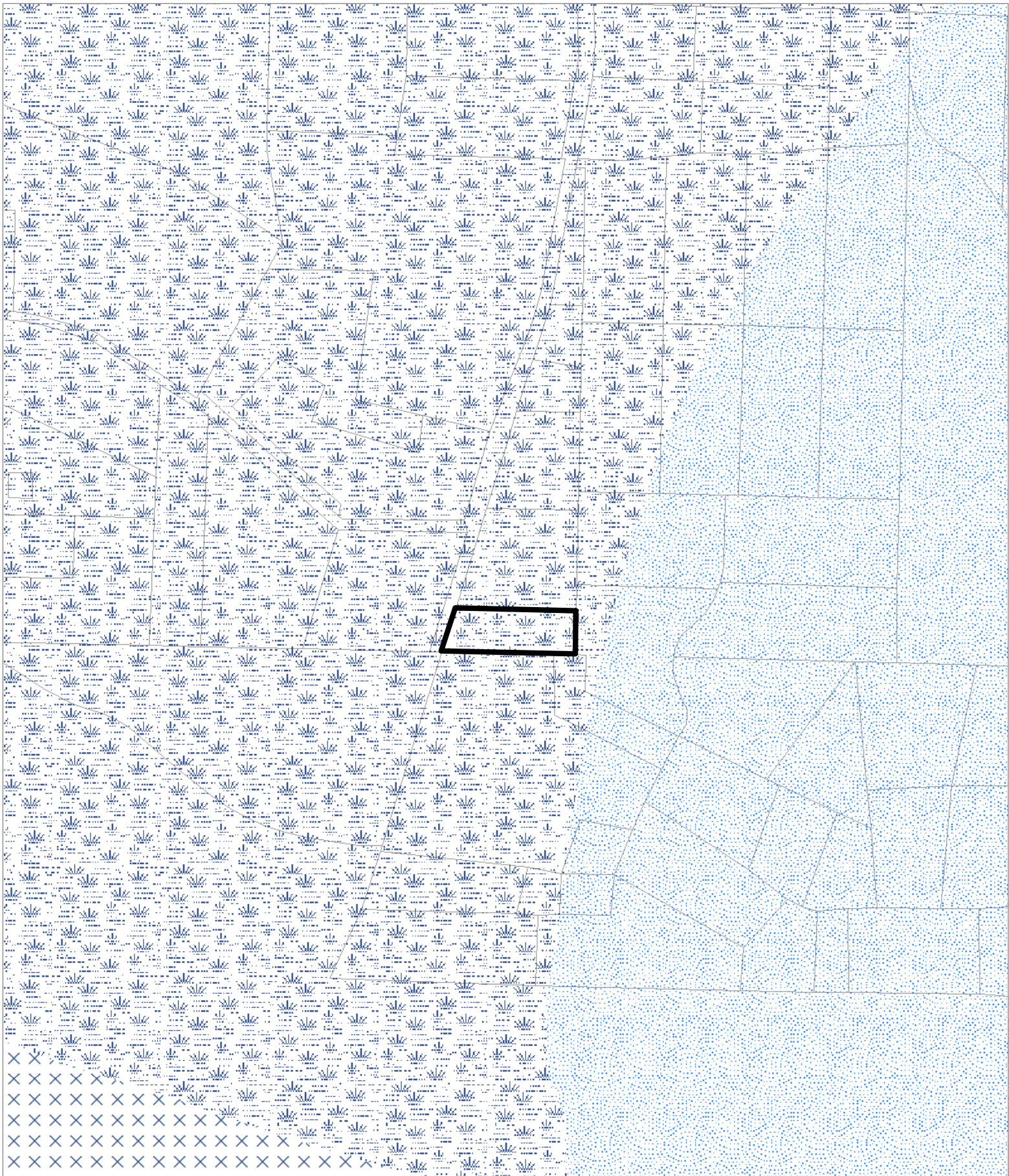
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-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine






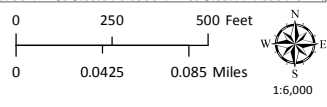
WESTERN SOIL CLASSES

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/28/2021



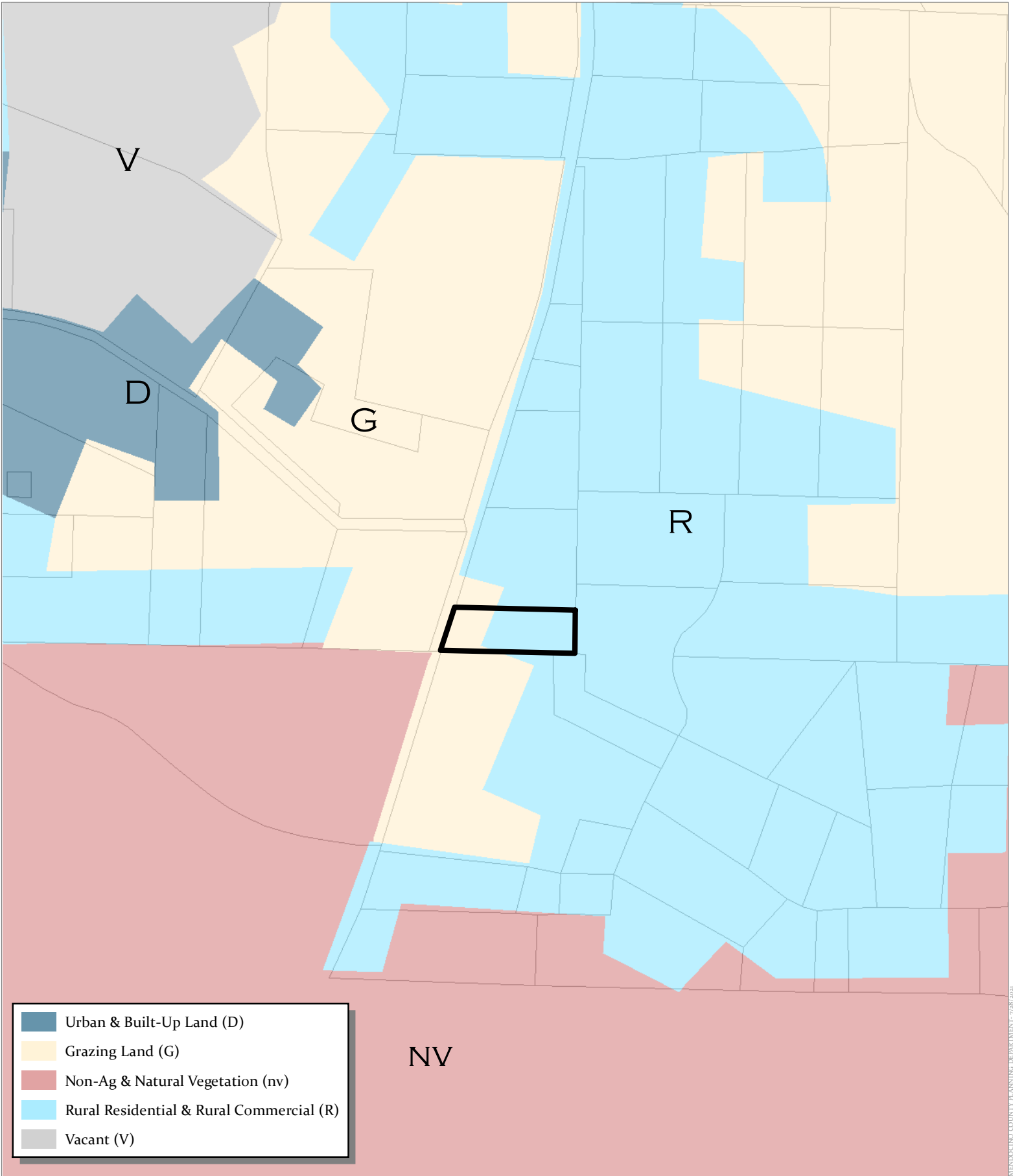
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-  Critical Water Areas
-  Sufficient Water Resources
-  Marginal Water Resources



GROUND WATER RESOURCES

HERNDON COUNTY PLANNING DEPARTMENT 7/26/2021



- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)
- Vacant (V)

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